

1 BILL NO. R-85-08-30

2 DECLARATORY RESOLUTION NO. R-101-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 August 9, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 See Exhibit "A", attached;  
12 said property more commonly known as 1600 Wabash Avenue, Fort  
13 Wayne, Indiana 46803;

14 WHEREAS, it appears that said petition should be pro-  
15 cessed to final determination in accordance with the provisions  
16 of said Division 6.

17 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
18 OF THE CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That, subject to the requirements of Section  
20 4, below, the property hereinabove described is hereby designated  
21 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
22 12.1. Said designation shall begin upon the effective date of  
23 the Confirming Resolution referred to in Section 3 of this Resolu-  
24 tion and shall continue for one (1) year thereafter. Said desig-  
25 nation shall terminate at the end of that one-year period.

26 SECTION 2. That upon adoption of this Resolution:

27 (a) Said Resolution shall be filed with the Allen  
28 County Assessor;

29 (b) Said Resolution shall be referred to the Committee  
30 on Finance and shall also be referred to the De-  
31 partment of Economic Development requesting a re-  
32 commendation from said department concerning the

advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

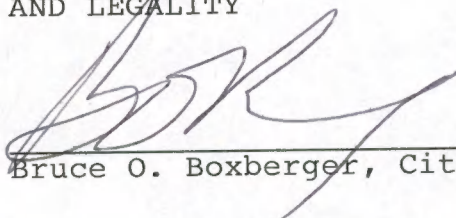
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stuck,  
seconded by Jim, and duly adopted, placed on its  
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: \_\_\_\_\_

8-27-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-101-85

on the 27th day of August, 1985

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 28th day of August, 1985,  
at the hour of 11:30 o'clock 7.M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of August,  
1985, at the hour of 8:30 o'clock A.M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

INDEXDEEDS & ABSTRACTS  
(filed in second floor vault)

<u>Addition</u>	<u>Lot No.</u>	<u>Reference To County Recorder's Records</u>	<u>Abstract . Certified to</u>
Fletcher's	132,135,136,139, 140,143	Book 369 Page 324	April 25, 1941
	133	Book 506 Page 119	Dec. 23, 1955
	134	Book 384 Page 214	Dec. 23, 1955
		506 178	
	137	Book 357 Page 480	Nov. 22, 1955
		505 412	
	138 (N.30)	Book 505 Page 413	Nov. 28, 1955
	138 (S.10), 141 (N.20)	Book 505 Page 414	Nov. 22, 1955
	141 (S.20), 142 (N.10)	Book 505 Page 578	Dec. 13, 1955
	142 (S.30)	Book 535 Page 108	Dec. 16, 1957
	144 (N.30)	Book 301 Page 290	March 18, 1925*
	144 (S.10), 147 (N.20)	Book 362 Page 8	(See F-147)
	145	Book 534 Page 533	Dec. 4, 1957
	146	Book 535 Page 107	Dec. 12, 1957
	147, 148, 151, 152, 156, 158, & 144 (S.10)	Book 357 Page 478	(147) Apr. 5, 1934 (148 N.10 to 147 S.20) Oct. 16, 1935 (148 S.30) Dec. 15, 1937 (151) Aug. 13, 1937 (152) Dec. 15, 1937 (156) Dec. 15, 1937 (158) Dec. 15, 1937
	149	Book 527 Page 91	April 9, 1957
	150	Book 699 Page 586	Nov. 8, 1967
	153 (N.26)	Book 717 Page 237	Aug. 2, 1968
	153 (S.14), 154 (N.12)	Book 702 Page 471	Jan. 17, 1968
	154	Book 579 Page 352	Dec. 21, 1960
	155	Book 292 Page 526	Oct. 14, 1924*
	156	Book 357 Page 478	-----
	157	Book 516 Page 285	Aug. 20, 1956
	159 & 160	Book 357 Page 476	Dec. 15, 1937
	185-190	Book 252 Page 289	(188) Mar. 18, 1921*
	191 (S.½)	Book 267 Page 43	March 18, 1921*
	191 (N.½)	Book 267 Page 46	March 18, 1921*
	192 (N.½)	Book 267 Page 42	(192) Nov. 20, 1919*
	192 (S.½)	Book 281 Page 452	(191&192) Mar. 18, 1922*



VACATIONSDescriptionReference to Authority

- |  |                  |
|--|------------------|
| (a) 12' alley running North & South between lots 133-141 and 132-140.  | 117-338          |
| (b) 12' alley running North & South between lots 142-149 and 143-148.  | Cir. Ct. 118-407 |
| (c) Grant Avenue between Wabash Railroad and Wayne Trace   | P.B. 16-6-1939   |
| (d) 6' alley running North & South between lots 185-196 and A1-18  | ? ? ?            |
| (e) Molitor Street between Wabash and Warren; 20' alley running North and South between 1.87 acre space and lots 1&2; 20' alley running North and South between Molitor Street and Reynolds; 12' alley running East and West between lots 1 and 2,3. | P.B. 13-109-1928 |
| (f) 12' alley running East and West between lots 108-103 and 4-78.   | DR 1207-1967     |
| (g) 25' alley running East and West between lots 3 and 4.  | DR 1206-1967     |

Fletcher's	193 (N.35)	Book 281	Page 453	(98,193, Aug. 23, 194,195, 1922* 196)
	193 (S.35), 194	Book 281	Page 451	(198) Aug. 23, 1922*
	195 (N.40)	Book 290	Page 364	Dec. 19, 1923*
	195 (S.20), 196	Book 290	Page 363	Dec. 19, 1923*
Hageman's	1-3	Book 301	Page 292	Apr. 28, 1924*
	4	Book 676	Page 167	July 8, 1966
Lanternier's	5	Book 711	Page 449	July 9, 1968
Vordermark's	73-78	Book 667	Page 124	Dec. 16, 1965
	103**			Sept. 24, 1940
	104-108**			Sept. 24, 1940
Winch's	1-15 & 41	Book 251	Page 490	(9-15) July 28, 1919*
	16-18	Book 267	Page 42	Sept. 30, 1920
	19, 20	Book 646	Page 482	Oct. 8, 1964
	21	Book 567	Page 470	Feb. 2, 1960
	22	Book 518	Page 100	Sept. 18, 1956
	23	Book 514	Page 461	Mar. 19, 1956
	24	Book 614	Page 428	Feb. 7, 1963
	25	Book 579	Page 351	Nov. 16, 1950
	31 (N.16), 32 (S.16)	Book 466	Page 88	Jan. 16, 1951
	32 (N.24), 33 (S.8)	Book 470	Page 385	Aug. 1, 1953
	33 (N.32)	Book 461	Page 338	Nov. 24, 1952
	34	Book 455	Page 575	June 7, 1952
	35 & 36	Book 263	Page 423	March 18, 1921*
	37-39, 42 (S.5)	Book 263	Page 422	March 18, 1921*
	40	Book 263	Page 423	March 18, 1921*
	41**			*
	Unnumbered Space			
	$\frac{1}{4}$ acre	Book 656	Page 590	
	1.87 acre	Book 263	Page 424	March 18, 1921*
	Boiler House	Book 267	Page 45	March 18, 1921*

\* A single abstract, filed in H-1, covers the following:  
 F 144 (N.30), 155, 185-196  
 W 1-18, 35-41, 42 (S.5)  
 H 1, 2, 3 (W.21), 5-7  
 1.87 acres  
 Boiler House

\*\* Deeds misplaced.



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant J. E. Overmyer
2. Owner(s) TOKHEIM CORPORATION
3. Address of Owner(s) 1600 Wabash Avenue - P.O. Box 360  
Fort Wayne, Indiana 46801  
Attn: J. E. Overmyer, Vice President
4. Telephone Number of Owner(s): (219) 423-2552
5. Relationship of Applicant to Owner(s) if any Vice President
6. Address of Applicant 1600 Wabash Avenue - P.O. Box 360  
Fort Wayne, Indiana 46801
7. Telephone number of Applicant: (219) 423-2552
8. Address of Property Seeking Designation 1600 Wabash Avenue, Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation  
(may be attached) See attachment.
10. Township Wayne
11. Taxing District Fort Wayne - Wayne



12. Current Zoning M-2

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? The property is presently used for the production of Tokheim's products and for related uses including engineering, research and development and offices.

b. What Structure(s) (if any) are on the property? A main plant with office facilities, a second plant with research and development facilities, a boiler house and a maintenance building.

b. What is the condition of this structure/these structures. Some deterioration and obsolescence.

15. Current Assessed Value of Real Estate \_\_\_\_\_

a. Land \_\_\_\_\_

b. Improvements \_\_\_\_\_

16. Amount of Total Property Taxes Owed During the Immediate Past Year

17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_

Construction of 2-story, 32,000 square foot corporate and design center, exterior and interior renovation to office facility and engineering laboratory facility

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

September, 1985

b. When is completion expected? December, 1987

19. Cost of Project (not including land costs) \$6,200,000.00



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? \_\_\_\_\_

At Project completion: 10 new jobs; 3 years after  
completion of Project: 40 new jobs

b. What is the nature of those jobs? Engineering, computer  
programming, manufacturing, clerical and support staff.

c. Anticipated time frame for reaching employment level stated above?

See answer to 20.a. above.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The buildings to be renovated have become technologically obsolete for Tokheim's manufacturing operations, which prevents Tokheim from utilizing new methods of production in the industry. In addition, the area immediately surrounding the Tokheim location has experienced significant deterioration, thereby discouraging the private sector from making financial commitments to develop the area.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

The proposed renovation of existing facilities and the construction of new facilities at the Tokheim location will reverse the pattern of deterioration in the immediate area and will make the Tokheim facilities technologically competitive.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X

26. Financing on Project

What is the status of financing connected with this project? The Project will be financed by the issuance and sale of economic development revenue bonds by the City of Fort Wayne and the loan of proceeds therefrom to Tokheim Corporation.



I hereby certify that the information and representation on this Application are true and complete.

TOKHEIM CORPORATION

By

John E. Overmyer, V.P.E.T.

Signature (s) of Owners

John E. Overmyer

7-19-85

Date

Its Vice President and Treasurer

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant J. E. Overmyer
2. Owner(s) TOKHEIM CORPORATION
3. Address of Owner(s) 1600 Wabash Avenue - P.O. Box 360  
Fort Wayne, Indiana 46801  
Attn: J. E. Overmyer, Vice President
4. Telephone Number of Owner(s) (219) 423-2552
5. Relationship of Applicant to Owner(s) if any Vice President
6. Address of Applicant 1600 Wabash Avenue - P.O. Box 360  
Fort Wayne, Indiana 46801
7. Telephone number of Applicant (219 ) 423-2552
8. Address of Property Seeking Designation 1600 Wabash Avenue, Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) See attachment.



10. Township Wayne
11. Taxing District Fort Wayne - Wayne
12. Current Zoning M - 2
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The property is presently used for the production of Tokheim's products and for related uses included engineering, research and development and offices.
- b. What is the condition of any structures on property? Some deterioration and obsolescence.
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate \_\_\_\_\_
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \_\_\_\_\_
17. Description of New Manufacturing Equipment to be installed on the Real Estate CAD-CAM manufacturing computer systems and numerically controlled equipment and general purpose manufacturing equipment.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? March, 1986
- b. When is installation expected to be completed? December, 1988
19. Cost of new manufacturing equipment? \$ 2,700,000

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes      X   No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? At Project completion: 10 new jobs; 3 years after completion of Project: 40 new jobs.

b. What is the nature of those jobs? Engineering, computer programming, manufacturing, clerical and support staff.

c. Anticipated time frame for reaching employment level stated above?

See answer to 21 above.

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None.

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The buildings to be renovated have become technologically obsolete  
for Tokheim's manufacturing operations, which prevents Tokheim from  
utilizing new methods of production in the industry. In addition, the  
area immediately surrounding the Tokheim location has experienced  
significant deterioration, thereby discouraging the private sector  
from making financial commitments to develop the area.



24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

The proposed renovation of existing facilities and the construction of new facilities at the Tokheim location will reverse the pattern of deterioration in the immediate area and will make the Tokheim facilities technologically competitive.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

None.

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? \_\_\_\_\_ Yes \_\_\_\_\_ ☒ No

27. Financing on Project

What is the status of financing connected with this project?

The Project will be financed by the issuance and sale of

economic development revenue bonds by the City of Fort Wayne

and the loan of proceeds therefrom to Tokheim Corporation.



I hereby certify that the information and representation on this Application are true and complete.

TOKHEIM CORPORATION

By

John E. Overmyer, VP & Treas  
Signature(s) of Owners

John E. Overmyer

Its Vice President and Treasurer

7-19-85

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:



1100  
Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-08-20

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1. (Tokheim Corporation -

1600 Wabash Avenue)

EFFECT OF PASSAGE Building that is presently being utilized will be  
renovated and a new building will be constructed, consisting of 32,000  
square feet. CAD-CAM manufacturing computer systems and numerically  
controlled equipment and general purpose manufacturing equipment will  
be installed.  
EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$8,900,000

ASSIGNED TO COMMITTEE (PRESIDENT)



BILL NO. R-85-08-30

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

*[Signature]*

BEN A. EISBART  
CHAIRMAN

*abstain*

JANET G. BRADBURY  
VICE CHAIRWOMAN

*Samuel J. Talarico*

SAMUEL J. TALARICO

*[Signature]*

THOMAS C. HENRY

*[Signature]*

JAMES S. STIER

CONCURRED IN 8-27-85

SANDRA E. KENNEDY  
CITY CLERK